



Project Part-Financed  
by the European Union

European Regional  
Development Fund



The Development Agency  
for the North East of England



## Suite 8 Second Floor 1 Pink Lane

**Size:** 428 sq ft

### Suite Charges

	Per sq ft	Monthly	Inclusive Of VAT
Rent	£8.00	£285.33	£335.26
Service Charge	£5.00	£178.33	£209.54
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		£463.66	£544.80
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The service charge is inclusive of water rates, electricity, gas, building insurance and maintenance of common area. Insurance of suite contents and business rates are not included. Rateable value £3,400, Small Business Rate Relief is available.

Ingoing Charges:	Key Deposit	£25.00
	Door Sign	£15.00 plus VAT

Payment is by Direct Debit one month in advance. We require a months licence fee and service charge as a returnable deposit.

Terms are 28 days notice, easy in-easy out agreement.

### The building has:

- Alarm
- Access 24hrs a day, 7 days a week
- Cleaning and maintenance of common areas
- Lift

### The studios are available:

- Unfurnished
- On easy in easy out terms
- Telephone lines with BT/Telewest
- Broadband internet access (subject to monthly fee)



7-15 Pink Lane, Northumbrian Water House, Newcastle upon Tyne, NE1 5DW  
Phone: 0191 230 6407 • Fax: 0191 245 3785 • Email: info@silicon-alley.co.uk